



14 Store House Lane, Hitchin, SG4 9AB
Guide price £439,950

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A modern semi detached three bedroom town house with parking, situated down a quiet lane, conveniently situated within a few minutes walk of the Historic town centre and train station.

This well presented property, provides versatile split level accommodation enjoying superb views over Hitchin.

The accommodation comprises:

GROUND FLOOR

ENTRANCE PORCH

Exterior light. Half glazed front door to:

ENTRANCE HALL

Radiator. Tiled floor. Boiler control

CLOAKROOM

Double glazed window to front. Suite comprising low level wc and wall mounted wash hand basin. Tiled splash areas. Radiator. Tiled floor. Extractor fan.

BEDROOM THREE 12'6" x 7'7" (3.81m x 2.31m)

Double glazed window to front. Radiator. Cupboard housing wall mounted gas fired boiler. Recessed downlights. Tiled floor.



LOWER GROUND FLOOR

LOBBY

Door to:

KITCHEN/DINER 14'8" x 12'5" (4.47m x 3.78m)

L-shaped. Double glazed window and casement doors to rear garden. Radiator. Fitted with a range of base units with laminate work surfaces. Inset stainless steel sink with mixer tap. Integrated dishwasher, freestanding washing machine and freestanding fridge/freezer. Rangemaster oven with gas hob and electric oven and separate grill with extractor over. Recessed downlights. Laminate floor. Understairs storage cupboard. Space for table and chairs.

UPPER GROUND FLOOR

LANDING

Stairs to first floor. Door to:

SITTING ROOM 14'8" x 12'5" (4.47m x 3.78m)

Two double glazed window to rear. Two radiators.

FIRST FLOOR

LANDING

Staircase to upper first floor. Door to:

BEDROOM TWO 12'6" x 8' (3.81m x 2.44m)

Double glazed window to front. Radiator.

BATHROOM

Double glazed window to front. Suite comprising low level wc, pedestal wash hand basin and twin grip panel bath with hand shower attachment. Tiled splash area. Radiator. Extractor fan.

UPPER FIRST FLOOR

LANDING

Enclosed staircase to second floor. Door to:

BEDROOM ONE 12'5" x 8'8" (3.78m x 2.64m)

Plus door recess and depth of fitted wardrobe. Two double glazed windows to rear. Two radiators. High ceiling. Door to:

EN-SUITE SHOWER ROOM

Suite comprising low level wc, pedestal wash hand basin and tiled shower cubicle. Radiator. Tiled floor. Extractor fan. Wall light point.



SECOND FLOOR

ATTIC STORAGE AREA 14'8" x 7'5" (4.47m x 2.26m)

Plus eaves storage area. Loft hatch. Cupboard housing hot water storage tank.

OUTSIDE

FRONT GARDEN

Paving with railings and gate.

PARKING

Off road parking for one vehicle. Exterior light. Timber gate to rear garden.

REAR GARDEN

Paved with well stocked herbaceous borders. Steps up to paved area with timber garden shed. Exterior light and power.

TENURE

Freehold

FLOORPLAN DISCLAIMER

Floorplans are provided for guidance only. They are not to scale and must not form any part of a legal contract or be reproduced without the written consent of a partner of Putterills.

VIEWING INFORMATION

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

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Lower Ground Floor



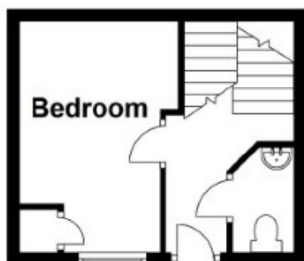
Upper Ground Floor



Upper First Floor



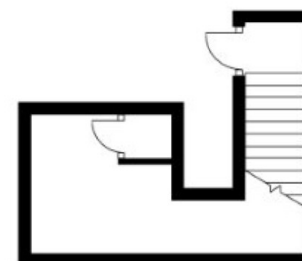
Ground Floor



First Floor



Attic Space



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	68	71
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	66	70
EU Directive 2002/91/EC		

Tel: 01462 632222

60 Hermitage Road

Hitchin

Hertfordshire

SG5 1DB

Email: hitchin@putterills.co.uk

www.putterills.co.uk

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